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U.S. COURTS
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UNITED STATES BANKRUPTCY COURT
DISTRICT OF IDAHO

In Re:

ASA WILLET "BILL" ROARK,

Debtor.

Case No. 01-02073

**NOTICE OF SALE BY
TRUSTEE AND HEARING**

Pursuant to 11 USC 363(f), Bankruptcy Rule 6004(e)(1) and LBR 307 PLEASE TAKE NOTICE THAT the Trustee will request the Bankruptcy Court at 550 W. Fort St., 5th floor, Boise, ID, for approval to sell the property described below on the 22nd day of July, 2003, at 1:30 p.m. All objections should be received by the U.S. Bankruptcy Court (550 W. Fort St., MSC 042, Boise, Idaho 83724) and the Trustee before that date. A copy of the full Motion for Approval of Sale can be obtained from the above attorney or the clerk of the court.

1. DESCRIPTION OF PROPERTY TO BE SOLD: undeveloped lot located at:

Lot 11, Block 4, Crown Point Subdivision No. 7 on file and of record in the Office of the Valley County Recorder, Cascade, Idaho, and with a street address of 47 Ridgeview Dr., Cascade, Idaho.
2. TYPE OF SALE: Public Auction: opening and minimum bid of \$14,000 from: Dennis Larrondo, 9401 Stone Hill Court, Boise, Idaho 83709. Competing bidders should attend hearing and register higher bids, if any.
3. TERMS OF SALE: Cash.
4. TIME AND PLACE OF CLOSING: At the convenience of the parties as soon after court approval as possible.

5. TREATMENT OF EXISTING LIENS: Sale free and clear of all liens with all valid liens to attach to the sale proceeds. Trustee has requested the court to allow payment at closing of the liens listed below without further notice or hearing: St. Luke's Regional Medical Center Claim of Lien in the amount of \$8,000. Past due property taxes shall be paid at closing from sale proceeds.
6. VALUE OF PROPERTY TO BE SOLD: The Trustee estimates that the fair market value of the property is approximately equal to the sale price. The Trustee estimates a net to the estate of \$5,500.
7. AUTHORITY FOR CONDUCTING SALE: 11 USC § 363(f)(2),(4)
8. REAL ESTATE AGENT COMPENSATION: None.
9. CLOSING EXPENSES & REPAIRS: None.
10. ADDITIONAL TERMS OF SALE: THE PROPERTY SHALL BE SOLD "AS IS", "WHERE IS", AND WITHOUT WARRANTY OF ANY NATURE WHATSOEVER, EITHER EXPRESS OR IMPLIED.

Dated this 6 day of June, 2003.

EVANS KEANE LLP

By Jed W. Manwaring
Jed W. Manwaring, Of the Firm
Attorneys for Trustee